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Acton EDIC  
Minutes of Meeting, September 28, 2004

Marianne McLaughlin  
ASST. TOWN CLERK, ACTON

The meeting was called to order at 7:30 pm.

Present: Josh Chernin, Jon Avery, Ron Locklin, Bonnie Wilson, and Jim Walker.

Judi Barrett attended and presented information and fielded questions. She divided her presentation into two parts how other EDICs got off the ground and issues she sees with our current EDIC legislation.

Judi outlined the beginning of four EDICs: Lynn; Quincy, Belchertown and Shrewsbury. The material was summarized in a handout. Lynn the largest and oldest of those she described got its start from federal CDBG funds. Currently it acts as a vehicle for Lynn to dispose of its tax taken properties. Quincy acts more as a service organization, its purpose being business recruitment and economic development. The Belchertown EDIC's initial project was the redevelopment of the Belchertown state school property. The Belchertown EDIC was given the property by the Town who got it from the State and then the EDIC got a development partner to proceed with the development. Shrewsbury (Judi thought was most similar to Acton as it was a typical suburban EDIC partnered with Worcester Business Development Corporation (who later dropped out of the project) to develop a large property. The Town bought property and gave it to the Shrewsbury EDIC. The Shrewsbury EDIC is a fledgling EDIC like Acton. Judi did not know of any EDIC which had no Town support and thinks some support is necessary.

Judi summarized the drawbacks she sees in the Acton EDIC legislation. The Acton EDIC (as all Special Act EDICs are) exempt from the public bidding law—Chapter 30B; under a Special Act EDIC the Town can issue bonds and temporary notes-- our legislation says we must conform to the public bidding law and the Town will not assist in financing. Judi also thought the limitation on Relocation Assistance should be removed. There was some mention of the definition of economic plan as being too specific. Finally, the Acton legislation says that the Acton EDIC can apply for CDAG funds. Although CDAG legislation is restricted to municipalities there is some confusion whether Acton's EDIC creation under a home rule petition might allow the Acton EDUC CDAG application.

There was a discussion of Judi's points on Acton's EDIC.

Ron Avery suggested the Acton EDIC should consider a smaller first project which would be more workable. He outlined a methodology. The Acton EDIC could facilitate the development of a parcel already owned by the Town. The Acton EDIC could facilitate its redevelopment through a private developer for which they would charge a fee to the developer or purchaser.

Peter Abair from Mass. Office of Business Development will attend the next EDIC meeting to discuss the state Economic Opportunity Act program.

The meeting was adjourned at 9:45 pm.